

*Hammock Reserve  
Community Development District*

*Meeting Agenda*

*January 3, 2023*

# AGENDA

# *Hammock Reserve*

## *Community Development District*

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219 East Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

December 27, 2022

**Board of Supervisors  
Hammock Reserve  
Community Development District**

Dear Board Members:

A **Board of Supervisors Meeting** of the **Hammock Reserve Community Development District** will be held **Tuesday, January 3, 2023, at 9:30 AM** at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

**Zoom Video Link:** <https://us06web.zoom.us/j/85337681854>

**Zoom Call-In Number:** 1-646-876-9923

**Meeting ID:** 853 3768 1854

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the November 1, 2022 Landowners' and Board of Supervisors Meetings
4. Public Hearing
  - A. Public Hearing on the Adoption of Towing Policies and Rules for Overnight Parking within the District
    - i. Consideration of Resolution 2023-03 Adopting Towing Policies and Rules for Overnight Parking Within the District
5. Consideration of Contract Agreement with Polk County Property Appraiser
6. Consideration of 2023 Data Sharing and Usage Agreement with Polk County Property Appraiser
7. Presentation and Approval of Arbitrage Rebate Report for Series 2020 AA1 Project
8. ***CLOSED SESSION of Board Discussion Regarding Security***
9. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposal for Cameras at the Amenity from Current Demands

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<sup>1</sup> Comments will be limited to three (3) minutes

- ii. Consideration of Proposal for Playground Shade Replacement from ProPlaygrounds

D. District Manager's Report

- i. Approval of Check Register (*to be provided under separate cover*)
- ii. Balance Sheet & Income Statement (*to be provided under separate cover*)
- iii. Ratification of:
  - a) Summary of Series 2022 (AA3—Phase 3) Requisitions #55 to #59
  - b) Summary of Series 2022 (AA3—Phase 4) Requisitions #57 to #70

10. Other Business

11. Supervisors Requests and Audience Comments

12. Adjournment



# MINUTES

**MINUTES OF MEETING  
HAMMOCK RESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

The Landowners' meeting of the Board of Supervisors of the Hammock Reserve Community Development District was held Tuesday, **November 1, 2022** at 9:30 a.m. at 346 E. Central Ave., Winter Haven, Florida.

Present were:

Eric Lavoie  
Jill Burns  
Emily Cassidy  
Lauren Schwenk  
Jessica Petrucci  
Molly Banfield  
Lauren Gentry

Proxy Holder for JMBI  
District Manager, GMS

**FIRST ORDER OF BUSINESS**

**Determination of Number of Voting Units  
Represented**

Ms. Burns stated that Eric Lavoie was authorized on behalf of JMBI to cast 131 votes.

**SECOND ORDER OF BUSINESS**

**Call to Order**

The meeting was called to order.

**THIRD ORDER OF BUSINESS**

**Election of Chairman for the Purpose of  
Conducting the Landowners' Meeting**

Ms. Burns noted that unless there was an objection, that she would chair the meeting. There was no objection.

**FOURTH ORDER OF BUSINESS**

**Nominations for the Position of Supervisor**

Ms. Burns stated that three seats were up for election; seat 3, seat 4, and seat 5, and asked if there were nominations to fill those seats. Mr. Lavoie nominated Eric Lavoie, Jessica Petrucci, and Emily Cassidy.

**FIFTH ORDER OF BUSINESS**

**Casting of Ballots**

Mr. Lavoie nominated himself for seat 3 with 131 votes, Jessica Petrucci to seat 4 with 125 votes, and Emily Cassidy to seat five with 131 votes.

**SIXTH ORDER OF BUSINESS**

**Ballot Tabulation**

There being no other landowners present to cast votes, Ms. Burns stated that Mr. Lavoie and Ms. Cassidy will both serve four-year terms and Ms. Petrucci will serve a two-year term.

**SEVENTH ORDER OF BUSINESS**

**Landowner's Questions and Comments**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns adjourned the meeting.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

**MINUTES OF MEETING  
HAMMOCK RESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Hammock Reserve Community Development District was held Tuesday, **November 1, 2022** at 9:30 a.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk	Vice Chairperson
Emily Cassidy	Assistant Secretary
Eric Lavoie	Assistant Secretary
Jessica Petrucci	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Marshall Tindall	Field Manager, GMS
Molly Banfield <i>by Zoom</i>	District Engineer, Dewberry
Lauren Gentry	District Counsel, KE Law

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll. There were four Board members present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns stated that there were no public comments at this time.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oaths of Office to Newly Appointed Supervisor**

Ms. Burns performed the oath of office to swear in Ms. Emily Cassidy, Eric Lavoie, and Jessica Petrucci.

**B. Consideration of Resolution 2023-01 Canvassing and Certifying the Results of the Landowners' Election**

Ms. Burns stated that they will fill in the results of the Landowners' election that Mr. Lavoie and Ms. Cassidy both received 131 votes and Ms. Petrucci received 125 votes.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, Resolution 2023-01 Canvassing and Certifying the Results of the Landowners' Election, was approved.

**C. Election of Officers**

**D. Consideration of Resolution 2023-02 Electing Officers**

Ms. Burns noted that previously, Mr. Heath was the Chairman, Ms. Schwenk served as the Vice Chairperson, and all other Board members served as Assistant Secretaries. George Flint from the GMS office will also serve as Assistant Secretary while Jill Burns acts as Secretary. Ms. Burns suggested keeping that slate of officers the same and the Board agreed.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, Resolution 2023-02 Electing Officers, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the September 6,  
2022 Board of Supervisors Meeting**

Ms. Burns asked if there were any questions, comments, or corrections to the September 6, 2022 minutes. The Board had no changes.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, the Minutes of the September 6, 2022 Board of Supervisors Meetings, were approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Engagement Letter for  
Fiscal Year 2022 Audit Services from  
Grau & Associates**

Ms. Burns stated that this is a renewal for auditing services and that the price is not to exceed \$7,000 which is consistent pricing with the other Districts that also have multiple series of bonds. There being no questions, she asked for a motion of approval.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, the Engagement Letter for Fiscal Year 2022 Audit Services from Grau & Associates, was approved.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Ms. Gentry had nothing further for the Board and offered to answer any questions. There being none, the next item followed.

#### **B. Engineer**

There being none, the next item followed.

#### **C. Field Manager's Report**

Mr. Tindall presented the field manager's report to the Board. There was nothing concerning to report and updated the Board on some ongoing items with a focus on hurricane repairs and the Board had no questions.

##### **i. Consideration of Proposal for Pest Control Services from Massey**

Mr. Tindall presented the proposal for pest control services from Massey totaling \$40 a month.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, the Proposal for Pest Control Services from Massey, was approved.

#### **D. District Manager's Report**

##### **i. Discussion Regarding Street Parking Complaints and Status of Construction Completion**

Ms. Burns stated that there is a map included in the agenda package and generally street parking and towing policies are inserted as construction nears completion due to the construction vehicles and vendors coming in and out. They have received a few complaints from residents on issues with parking and vehicles that are in the way and the district currently does not have the ability to tow or have any policies in place unless they go through a public hearing process. Rules that they have used in the past include no parking on the even side of the street or on the corner and commercial vehicles are not allowed to be parked overnight. There needs to be a 29-day notice

for a public hearing, and she suggested setting it for the regularly scheduled January 3, 2023 Board of Supervisor's meeting at this location at 9:30 a.m.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, Setting the Public Hearing for Parking and Towing Policies for January 3, 2023, was approved.

**i. Approval of Check Register**

Ms. Burns presented the check register totaling \$44,472.58 for the months of August and September.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, the Check Register, was approved.

**ii. Balance Sheet & Income Statement**

Ms. Burns stated that the financials were included in the packet for review and were through July 31<sup>st</sup>. There was no action necessary. The Board had no questions on the financials.

**iii. Ratification of:**

- a) Series 2020 (AA1) Requisitions #72 to #74**
- b) Series 2021 (AA2) Requisitions #90 to #91**
- c) Summary of Series 2022 (AA3 – Phase 3) Requisitions #41 to #54**
- d) Summary of Series 2022 (AA3 – Phase 4) Requisitions #41 to #56**

Ms. Burns presented the requisitions to the Board and stated that they had already been approved.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, Series 2020 (AA1) Requisitions #72 to #74, Series 2021 (AA2) Requisitions #90 to #91, Series (AA3-Phase 3) Requisitions #41 to #54, and Series 2022 (AA3 – Phase 4) Requisitions #41 to #56, were ratified.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS****Supervisors Requests and Audience  
Comments**

There was one resident (434 Alyssa Lane) who complained about not being able to hear the field manager's report. The street cleaning has not been up to his satisfaction and the dust will be blown onto the resident's driveway. He also mentioned that the Board should have taken inflation into consideration before raising CDD assessments. Ms. Burns stated that assessments were raised largely due to the amenity being close to opening and costs that come with maintaining that. She also mentioned that the CDD has not yet begun street cleaning.

**NINTH ORDER OF BUSINESS****Adjournment**

Ms. Burns asked for a motion to adjourn.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, the meeting was adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



## SECTION IV

# SECTION A

# SECTION 1

## **RESOLUTION 2023-03**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Hammock Reserve Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Polk County, Florida; and

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of district business; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, policies, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*; and

**WHEREAS**, the District desires to adopt *Rules Relating to Overnight Parking and Parking Enforcement* (“Rules”), attached hereto as **Exhibit A** and incorporated herein, pursuant to the provisions of Sections 190.011(5) and 190.035 and Chapter 120, *Florida Statutes*; and

**WHEREAS**, the District has properly noticed for rule development and rulemaking regarding the Rules and a public hearing was held at a meeting of the Board on January 3, 2023; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt by resolution the Rules for immediate use and application.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The recitals stated above are true and correct and by this reference are incorporated herein.

**SECTION 2.** The District hereby adopts the Rules, attached hereto as **Exhibit A**.

**SECTION 3.** If any provision of this Resolution or the Rules is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

[Continue onto next page]

**PASSED AND ADOPTED** this 3rd day of January 2023.

ATTEST:

**HAMMOCK RESERVE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Rules Relating to Overnight Parking and Parking Enforcement

**HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT  
RULES RELATING TO PARKING AND PARKING ENFORCEMENT**

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**In accordance with Chapter 190, *Florida Statutes*, and on January 3, 2023, at a duly noticed public meeting, the Board of Supervisors of the Hammock Reserve Community Development District (“District”) adopted the following policy to govern parking and parking enforcement on certain District property (the “Policy”). This Policy repeals and supersedes all prior rules and/or policies governing the same subject matter.**

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**SECTION 1. INTRODUCTION.** The District finds that parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Policy is intended to provide the District’s residents and paid users with a means to remove such Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from District designated Tow-Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto.

**SECTION 2. DEFINITIONS.**

- A.**        *Commercial Vehicle.* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- B.**        *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- C.**        *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- D.**        *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- E.**        *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- F.**        *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.
- G.**        *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

**SECTION 3. DESIGNATED PARKING AREAS.** Parking is permitted in designated parking areas, as indicated by asphalt markings for parking spaces. On-street parking is only authorized on the odd-numbered side of the street (as indicated by address numbers). On-street parking is expressly prohibited on the even-numbered side of the street (as indicated by address numbers). **Any Vehicle parked on District Property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes.**

**SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES.** The even-numbered side of the street (as indicated by address numbers) and those areas within the District's boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as "Tow-Away Zones" for all Vehicles, including Commercial Vehicles, Vessels, Recreational Vehicles as set forth in Section 5 herein ("**Tow-Away Zone**").

**SECTION 5. EXCEPTIONS.**

- A. ON-STREET PARKING EXCEPTIONS.** Abandoned and/or broken down Vehicles are not permitted to be parked on-street at any time and are subject to towing at the Owner's expense. Commercial Vehicles, Recreational Vehicles, and Vessels are not permitted to be parked on-street Overnight and shall be subject to towing at Owner's expense.
- B. PARKING DURING AMENITY HOURS.** Vehicles may park in the designated parking areas of amenity facilities depicted in **Exhibit A** during the open hours of operations of such amenity facilities, including any District-authorized special events occurring outside of regular hours of operation. Otherwise, no Overnight parking is permitted at the amenity facilities.
- C. PARKING AT MAILBOXES.** Vehicles may park at the mailboxes for a maximum of five (5) minutes.
- D. VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by a Parking Pass issued by the District.
- E. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.S.P.S., U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also park on District Property while carrying out official duties.

**SECTION 6. TOWING/REMOVAL PROCEDURES.**

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle was not authorized to park under this rule in the Overnight Parking Areas and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set

forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle parked in the Tow-Away Zone.

- C. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

**SECTION 7. PARKING AT YOUR OWN RISK.** Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

**SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES.** The Board in its sole discretion may amend these Rules Related to Parking and Parking Enforcement from time to time to designate new Tow-Away Zones as the District acquires additional common areas. Such designations of new Tow-Away Zones are subject to proper signage and notice prior to enforcement of these rules on such new Tow-Away Zones.

**EXHIBIT A: *Tow-Away Zones (highlighted areas)***

Effective date: January 3, 2023



**EXHIBIT A**  
***Tow Away Zones***

[Insert Map of Tow-Away Zones]





## SECTION V

# CONTRACT AGREEMENT

This Agreement made and entered into on Tuesday, December 6, 2022 by and between the Hammock Reserve Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Marsha M. Faux, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2023 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Hammock Reserve Community Development District.
3. The term of this Agreement shall commence on January 1, 2023 or the date signed below, whichever is later, and shall run until December 31, 2023, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2023 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 14, 2023**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Friday, September 15, 2023**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2023 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2023 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Friday, September 15, 2023** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

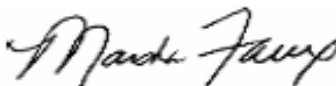
\_\_\_\_\_  
Special District Representative

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Marsha M. Faux, CFA, ASA  
Polk County Property Appraiser  
By:



\_\_\_\_\_  
Marsha M. Faux, Property Appraiser

## SECTION VI





**Marsha M. Faux, CFA, ASA**  
**POLK COUNTY PROPERTY APPRAISER**  
**2023 Data Sharing and Usage Agreement**

**HAMMOCK RESERVE CDD**

This Data Sharing and Usage Agreement, hereinafter referred to as “**Agreement**,” establishes the terms and conditions under which the **HAMMOCK RESERVE CDD**, hereinafter referred to as “**agency**,” can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

*As of July 1, 2021, the Florida Public Records Exemptions Statute was amended as it relates to the publicly available records maintained by the county property appraiser and tax collector. As a result, exempt (aka confidential) parcels and accounts have been added back to our website and FTP data files. No owner names, mailing addresses, or official records (OR) books and pages of recorded documents related to these parcels/accounts, appear on the Property Appraiser’s website or in FTP data files. In addition, the Polk County Property Appraiser’s mapping site has been modified to accommodate the statutory change. See Senate Bill 781 for additional information.*

***For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality.***

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages owned by individuals that have received exempt / confidential status, hereinafter referred to as “**confidential data**,” **will be protected as follows:**

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.

The term of this Agreement shall commence on **January 1, 2023** and shall run until **December 31, 2023**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

**POLK COUNTY PROPERTY APPRAISER**

**HAMMOCK RESERVE CDD**

Signature: 

Signature: \_\_\_\_\_

Print: Marsha M. Faux CFA, ASA

Print: \_\_\_\_\_

Title: Polk County Property Appraiser

Title: \_\_\_\_\_

Date: December 1, 2022

Date: \_\_\_\_\_

Please email the signed agreement to [pataxroll@polk-county.net](mailto:pataxroll@polk-county.net).

## SECTION VII



**REBATE REPORT**  
**\$5,380,000**  
**Hammock Reserve**  
**Community Development District**  
**(Haines City, Florida)**  
**Special Assessment Bonds, Series 2020**  
**(Assessment Area One Project)**

**Dated: October 22, 2020**  
**Delivered: October 22, 2020**

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**Rebate Report to the Computation Date**  
**October 22, 2023**  
**Reflecting Activity To**  
**September 30, 2022**



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# AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane  
Avon, CT 06001  
(T) 860-321-7521  
(F) 860-321-7581

[www.amteccorp.com](http://www.amteccorp.com)

November 4, 2022

Hammock Reserve Community Development District  
c/o Ms. Katie Costa

Director of Operations – Accounting Division  
Government Management Services – CF, LLC  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

Re: \$5,380,000 Hammock Reserve Community Development District (Haines City, Florida),  
Special Assessment Bonds, Series 2020 (Assessment Area One Project)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Hammock Reserve Community Development District (the “District”)

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of October 22, 2023. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

Trong M. Tran  
Assistant Vice President

## SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the October 22, 2023 Computation Date  
Reflecting Activity from October 22, 2020 through September 30, 2022

<b>Fund Description</b>	<b>Taxable Inv Yield</b>	<b>Net Income</b>	<b>Rebatable Arbitrage</b>
Acquisition and Construction Fund	0.006946%	77.93	(48,152.94)
Capitalized Interest Fund	0.006013%	3.43	(2,441.17)
Cost of Issuance Fund	0.000000%	0.00	0.00
Debt Service Reserve Fund	0.169290%	764.25	(18,128.54)
<b>Totals</b>	<b>0.051856%</b>	<b>\$845.61</b>	<b>\$(68,722.65)</b>
<b>Bond Yield</b>	<b>3.894652%</b>		
Rebate Computation Credits			(3,824.72)
<b>Net Rebatable Arbitrage</b>			<b>\$(72,547.37)</b>

**Based upon our computations, no rebate liability exists.**

# **SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS**

## **COMPUTATIONAL INFORMATION**

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from October 22, 2020, the date of the closing, to September 30, 2022, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of October 22, 2023.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between October 22, 2020 and September 30, 2022, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12<sup>th</sup> of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

## **DEFINITIONS**

### **6. Computation Date**

October 22, 2023.

### **7. Computation Period**

The period beginning on October 22, 2020, the date of the closing, and ending on September 30, 2022.

### **8. Bond Year**

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

## **9. Bond Yield**

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

## **10. Taxable Investment Yield**

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

## **11. Issue Price**

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

## **12. Rebatable Arbitrage**

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

## **13. Funds and Accounts**

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

<b>Fund</b>	<b>Account Number</b>
Revenue	240230000
Capitalized Interest	240230001
Sinking	240230002
Debt Service Reserve	240230003
Prepayment	240230004
Acquisition and Construction	240230005

## **METHODOLOGY**

### **Bond Yield**

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

### **Investment Yield and Rebate Amount**

The methodology used to calculate the Rebateable Arbitrage, as of September 30, 2022, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to October 22, 2023. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on October 22, 2023, is the Rebateable Arbitrage.

**\$5,380,000**  
**Hammock Reserve Community Development District**  
**(Haines City, Florida)**  
**Special Assessment Bonds, Series 2020**  
**(Assessment Area One Project)**  
**Delivered: October 23, 2020**

<b>Sources of Funds</b>
-------------------------

<b>Par Amount</b>	<b>\$5,380,000.00</b>
<b>Net Original Issue Premium</b>	<b>24,924.00</b>
<b>Total</b>	<b>\$5,404,924.00</b>

<b>Uses of Funds</b>
----------------------

<b>Acquisition &amp; Construction Fund</b>	<b>\$4,699,138.84</b>
<b>Debt Service Reserve Fund</b>	<b>308,000.00</b>
<b>Cost of Issuance Fund</b>	<b>182,675.00</b>
<b>Capitalized Interest Fund</b>	<b>107,510.16</b>
<b>Underwriter's Discount</b>	<b>107,600.00</b>
<b>Total</b>	<b>\$5,404,924.00</b>



## PROOF OF ARBITRAGE YIELD

\$5,380,000  
Hammock Reserve Community Development District  
(Haines City, Florida)  
Special Assessment Bonds, Series 2020  
(Assessment Area One Project)

Date	Debt Service	Present Value to 10/22/2020 @ 3.8946523287%
05/01/2021	107,510.16	105,354.93
11/01/2021	102,390.63	98,421.45
05/01/2022	202,390.63	190,828.88
11/01/2022	101,078.13	93,483.52
05/01/2023	206,078.13	186,953.64
11/01/2023	99,700.00	88,719.96
05/01/2024	209,700.00	183,041.16
11/01/2024	98,256.25	84,126.86
05/01/2025	208,256.25	174,902.77
11/01/2025	96,812.50	79,754.33
05/01/2026	211,812.50	171,158.53
11/01/2026	94,943.75	75,255.37
05/01/2027	214,943.75	167,116.80
11/01/2027	92,993.75	70,920.73
05/01/2028	212,993.75	159,334.74
11/01/2028	91,043.75	66,806.38
05/01/2029	216,043.75	155,501.16
11/01/2029	89,012.50	62,844.47
05/01/2030	219,012.50	151,673.31
11/01/2030	86,900.00	59,031.55
05/01/2031	221,900.00	147,858.36
11/01/2031	84,200.00	55,033.21
05/01/2032	224,200.00	143,738.30
11/01/2032	81,400.00	51,190.04
05/01/2033	226,400.00	139,656.66
11/01/2033	78,500.00	47,498.41
05/01/2034	228,500.00	135,618.75
11/01/2034	75,500.00	43,954.63
05/01/2035	235,500.00	134,484.67
11/01/2035	72,300.00	40,499.00
05/01/2036	237,300.00	130,385.08
11/01/2036	69,000.00	37,188.05
05/01/2037	239,000.00	126,350.33
11/01/2037	65,600.00	34,017.82
05/01/2038	245,600.00	124,926.67
11/01/2038	62,000.00	30,934.47
05/01/2039	247,000.00	120,884.91
11/01/2039	58,300.00	27,987.74
05/01/2040	253,300.00	119,277.53
11/01/2040	54,400.00	25,127.34
05/01/2041	254,400.00	115,262.73
11/01/2041	50,400.00	22,398.89
05/01/2042	260,400.00	113,517.05
11/01/2042	46,200.00	19,755.42
05/01/2043	266,200.00	111,654.56
11/01/2043	41,800.00	17,197.64
05/01/2044	266,800.00	107,671.95
11/01/2044	37,300.00	14,765.55
05/01/2045	272,300.00	105,733.52
11/01/2045	32,600.00	12,416.72
05/01/2046	277,600.00	103,712.92
11/01/2046	27,700.00	10,151.20
05/01/2047	282,700.00	101,621.95
11/01/2047	22,600.00	7,968.83
05/01/2048	287,600.00	99,471.55
11/01/2048	17,300.00	5,869.22
05/01/2049	292,300.00	97,271.85

## PROOF OF ARBITRAGE YIELD

\$5,380,000  
Hammock Reserve Community Development District  
(Haines City, Florida)  
Special Assessment Bonds, Series 2020  
(Assessment Area One Project)

Date	Debt Service	Present Value
		to 10/22/2020 @ 3.8946523287%
11/01/2049	11,800.00	3,851.81
05/01/2050	301,800.00	96,633.10
11/01/2050	6,000.00	1,884.44
05/01/2051	306,000.00	94,270.63
	9,383,572.68	5,404,924.00

Proceeds Summary

Delivery date	10/22/2020
Par Value	5,380,000.00
Premium (Discount)	24,924.00
Target for yield calculation	5,404,924.00

## BOND DEBT SERVICE

\$5,380,000

Hammock Reserve Community Development District  
(Haines City, Florida)  
Special Assessment Bonds, Series 2020  
(Assessment Area One Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
10/22/2020					
05/01/2021			107,510.16	107,510.16	107,510.16
11/01/2021			102,390.63	102,390.63	
05/01/2022	100,000	2.625%	102,390.63	202,390.63	304,781.26
11/01/2022			101,078.13	101,078.13	
05/01/2023	105,000	2.625%	101,078.13	206,078.13	307,156.26
11/01/2023			99,700.00	99,700.00	
05/01/2024	110,000	2.625%	99,700.00	209,700.00	309,400.00
11/01/2024			98,256.25	98,256.25	
05/01/2025	110,000	2.625%	98,256.25	208,256.25	306,512.50
11/01/2025			96,812.50	96,812.50	
05/01/2026	115,000	3.250%	96,812.50	211,812.50	308,625.00
11/01/2026			94,943.75	94,943.75	
05/01/2027	120,000	3.250%	94,943.75	214,943.75	309,887.50
11/01/2027			92,993.75	92,993.75	
05/01/2028	120,000	3.250%	92,993.75	212,993.75	305,987.50
11/01/2028			91,043.75	91,043.75	
05/01/2029	125,000	3.250%	91,043.75	216,043.75	307,087.50
11/01/2029			89,012.50	89,012.50	
05/01/2030	130,000	3.250%	89,012.50	219,012.50	308,025.00
11/01/2030			86,900.00	86,900.00	
05/01/2031	135,000	4.000%	86,900.00	221,900.00	308,800.00
11/01/2031			84,200.00	84,200.00	
05/01/2032	140,000	4.000%	84,200.00	224,200.00	308,400.00
11/01/2032			81,400.00	81,400.00	
05/01/2033	145,000	4.000%	81,400.00	226,400.00	307,800.00
11/01/2033			78,500.00	78,500.00	
05/01/2034	150,000	4.000%	78,500.00	228,500.00	307,000.00
11/01/2034			75,500.00	75,500.00	
05/01/2035	160,000	4.000%	75,500.00	235,500.00	311,000.00
11/01/2035			72,300.00	72,300.00	
05/01/2036	165,000	4.000%	72,300.00	237,300.00	309,600.00
11/01/2036			69,000.00	69,000.00	
05/01/2037	170,000	4.000%	69,000.00	239,000.00	308,000.00
11/01/2037			65,600.00	65,600.00	
05/01/2038	180,000	4.000%	65,600.00	245,600.00	311,200.00
11/01/2038			62,000.00	62,000.00	
05/01/2039	185,000	4.000%	62,000.00	247,000.00	309,000.00
11/01/2039			58,300.00	58,300.00	
05/01/2040	195,000	4.000%	58,300.00	253,300.00	311,600.00
11/01/2040			54,400.00	54,400.00	
05/01/2041	200,000	4.000%	54,400.00	254,400.00	308,800.00
11/01/2041			50,400.00	50,400.00	
05/01/2042	210,000	4.000%	50,400.00	260,400.00	310,800.00
11/01/2042			46,200.00	46,200.00	
05/01/2043	220,000	4.000%	46,200.00	266,200.00	312,400.00
11/01/2043			41,800.00	41,800.00	
05/01/2044	225,000	4.000%	41,800.00	266,800.00	308,600.00
11/01/2044			37,300.00	37,300.00	
05/01/2045	235,000	4.000%	37,300.00	272,300.00	309,600.00
11/01/2045			32,600.00	32,600.00	
05/01/2046	245,000	4.000%	32,600.00	277,600.00	310,200.00
11/01/2046			27,700.00	27,700.00	
05/01/2047	255,000	4.000%	27,700.00	282,700.00	310,400.00
11/01/2047			22,600.00	22,600.00	
05/01/2048	265,000	4.000%	22,600.00	287,600.00	310,200.00
11/01/2048			17,300.00	17,300.00	
05/01/2049	275,000	4.000%	17,300.00	292,300.00	309,600.00

## BOND DEBT SERVICE

\$5,380,000  
Hammock Reserve Community Development District  
(Haines City, Florida)  
Special Assessment Bonds, Series 2020  
(Assessment Area One Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2049			11,800.00	11,800.00	
05/01/2050	290,000	4.000%	11,800.00	301,800.00	313,600.00
11/01/2050			6,000.00	6,000.00	
05/01/2051	300,000	4.000%	6,000.00	306,000.00	312,000.00
	5,380,000		4,003,572.68	9,383,572.68	9,383,572.68

\$5,380,000  
Hammock Reserve Community Development District  
(Haines City, Florida)  
Special Assessment Bonds, Series 2020  
(Assessment Area One Project)  
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.894652%)
10/22/20	Beg Bal	-4,699,138.84	-5,275,617.68
10/28/20		285,962.08	320,836.89
10/28/20		5,987.20	6,717.38
10/28/20		3,850.00	4,319.53
10/28/20		1,666.50	1,869.74
10/28/20		3,000.00	3,365.87
10/28/20		3,000.00	3,365.87
10/29/20		6,000.00	6,731.02
11/03/20		-0.51	-0.57
11/05/20		3,000.00	3,363.34
11/18/20		1,417.37	1,586.82
11/25/20		36,666.00	41,018.80
11/25/20		18,333.00	20,509.40
11/25/20		1,362,964.75	1,524,769.13
11/25/20		5,200.00	5,817.32
12/02/20		-1.52	-1.70
12/04/20		741.00	828.17
12/08/20		3,000.00	3,351.47
12/10/20		762.50	851.65
12/11/20		1,380.00	1,541.18
12/21/20		7,885.00	8,796.53
12/23/20		1,462.50	1,631.22
01/05/21		2,950.00	3,286.10
01/05/21		-1.57	-1.75
01/05/21		3,000.00	3,341.79
01/07/21		3,000.00	3,341.08
01/07/21		350.00	389.79
01/13/21		719,729.05	801,041.36
01/13/21		3,000.00	3,338.93
01/19/21		8,900.00	9,899.12
01/20/21		75.00	83.41
01/29/21		-1,380.00	-1,533.28
02/02/21		-1.57	-1.74
02/04/21		105.00	116.60
02/04/21		3,000.00	3,331.42
02/05/21		632,978.43	702,831.32
02/05/21		3,000.00	3,331.07
02/12/21		27,100.15	30,068.25
03/02/21		-1.42	-1.57
03/03/21		2,560.00	2,834.00
03/03/21		360,305.39	398,868.78
03/03/21		835,298.39	924,700.16
03/03/21		3,000.00	3,321.09
03/29/21		3,000.00	3,311.85
03/29/21		11,664.03	12,876.51
03/29/21		3,000.00	3,311.85
03/29/21		263,342.66	290,717.16

\$5,380,000  
Hammock Reserve Community Development District  
(Haines City, Florida)  
Special Assessment Bonds, Series 2020  
(Assessment Area One Project)  
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.894652%)
04/01/21		13,124.06	14,485.20
04/01/21		3,843.00	4,241.57
04/02/21		-1.57	-1.73
04/05/21		3,900.00	4,302.64
04/13/21		-11,664.03	-12,857.21
04/14/21		690.00	760.50
04/14/21		19,575.00	21,575.12
04/20/21		3,000.00	3,304.41
04/29/21		6,405.00	7,048.11
05/04/21		-1.52	-1.67
05/05/21		2,875.00	3,161.64
05/05/21		255.50	280.97
05/07/21		2,885.64	3,172.66
05/07/21		14,068.56	15,467.88
05/21/21		-6,533.00	-7,172.04
06/02/21		-1.57	-1.72
06/07/21		-188,149.80	-206,200.16
06/11/21		191,684.40	209,983.84
06/16/21		3,000.00	3,284.64
07/02/21		-1.52	-1.66
08/03/21		-1.57	-1.71
08/27/21		-18,746.55	-20,369.67
09/02/21		-1.58	-1.72
09/09/21		2,500.00	2,712.97
09/27/21		1,350.00	1,462.18
09/29/21		5,150.00	5,576.75
10/04/21		-1.52	-1.65
10/12/21		7,251.37	7,841.31
10/12/21		2,501.60	2,705.12
10/18/21		-154,000.00	-166,421.80
11/02/21		-1.21	-1.31
11/15/21		26,500.00	28,554.79
11/24/21		-230,041.80	-247,640.16
12/02/21		223,170.36	240,037.21
12/02/21		10,920.00	11,745.32
12/02/21		-0.76	-0.82
12/03/21		79,575.99	85,581.04
12/23/21		85.00	91.22
12/23/21		937.50	1,006.09
12/30/21		-0.02	-0.02
01/04/22		-0.78	-0.84
01/18/22		6,034.94	6,459.14
01/18/22		24,619.68	26,350.20
02/02/22		-0.78	-0.83
03/02/22		-0.71	-0.76
04/04/22		-0.79	-0.84
04/13/22		337.50	357.95

\$5,380,000  
Hammock Reserve Community Development District  
(Haines City, Florida)  
Special Assessment Bonds, Series 2020  
(Assessment Area One Project)  
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.894652%)
04/14/22		1,062.50	1,126.75
05/03/22		-0.76	-0.80
06/02/22		-38.82	-40.96
06/08/22		2,040.00	2,150.89
06/08/22		8,075.00	8,513.92
07/05/22		-88.65	-93.20
08/02/22		-154.77	-162.24
08/18/22		349.67	365.92
09/02/22		-233.14	-243.61
09/30/22	Bal	866.12	902.31
09/30/22	Acc	1.19	1.24
-----			
10/22/23	TOTALS:	77.93	-48,152.94
-----			

ISSUE DATE:	10/22/20	REBATABLE ARBITRAGE:	-48,152.94
COMP DATE:	10/22/23	NET INCOME:	77.93
BOND YIELD:	3.894652%	TAX INV YIELD:	0.006946%

\$5,380,000  
Hammock Reserve Community Development District  
(Haines City, Florida)  
Special Assessment Bonds, Series 2020  
(Assessment Area One Project)  
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.894652%)
10/22/20	Beg Bal	-107,510.16	-120,699.24
11/03/20		0.18	0.20
12/02/20		0.53	0.59
01/05/21		0.55	0.61
02/02/21		0.55	0.61
03/02/21		0.50	0.55
04/02/21		0.55	0.61
05/03/21		107,510.16	118,254.28
05/04/21		-0.46	-0.51
05/04/21		0.53	0.58
06/02/21		0.04	0.04
11/01/21		-102,390.17	-110,495.05
11/01/21		102,390.63	110,495.55
05/02/22		-102,390.63	-108,373.33
05/02/22		102,390.63	108,373.33
-----			
10/22/23	TOTALS:	3.43	-2,441.17
-----			
ISSUE DATE:	10/22/20	REBATABLE ARBITRAGE:	-2,441.17
COMP DATE:	10/22/23	NET INCOME:	3.43
BOND YIELD:	3.894652%	TAX INV YIELD:	0.006013%



\$5,380,000  
Hammock Reserve Community Development District  
(Haines City, Florida)  
Special Assessment Bonds, Series 2020  
(Assessment Area One Project)  
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.894652%)
10/22/20	Beg Bal	-182,675.00	-205,085.12
10/22/20		182,675.00	205,085.12
-----			
10/22/23	TOTALS:	0.00	0.00
-----			
ISSUE DATE:	10/22/20	REBATABLE ARBITRAGE:	0.00
COMP DATE:	10/22/23	NET INCOME:	0.00
BOND YIELD:	3.894652%	TAX INV YIELD:	-99.999800%

\$5,380,000  
Hammock Reserve Community Development District  
(Haines City, Florida)  
Special Assessment Bonds, Series 2020  
(Assessment Area One Project)  
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.894652%)
10/22/20	Beg Bal	-308,000.00	-345,784.69
11/03/20		0.51	0.57
12/02/20		1.52	1.70
01/05/21		1.57	1.75
02/02/21		1.57	1.74
03/02/21		1.42	1.57
04/02/21		1.57	1.73
05/04/21		1.52	1.67
06/02/21		1.57	1.72
07/02/21		1.52	1.66
08/03/21		1.57	1.71
09/02/21		1.58	1.72
10/04/21		1.52	1.65
10/18/21		154,000.00	166,421.80
11/02/21		1.21	1.31
12/02/21		0.76	0.82
12/30/21		0.02	0.02
01/04/22		0.78	0.84
02/02/22		0.78	0.83
03/02/22		0.71	0.76
04/04/22		0.79	0.84
05/03/22		0.76	0.80
06/02/22		38.82	40.96
07/05/22		88.65	93.20
08/02/22		154.77	162.24
09/02/22		233.14	243.61
09/30/22	Bal	154,000.00	160,433.89
09/30/22	Acc	225.62	235.05
-----			
10/22/23	TOTALS:	764.25	-18,128.54
-----			

ISSUE DATE:	10/22/20	REBATABLE ARBITRAGE:	-18,128.54
COMP DATE:	10/22/23	NET INCOME:	764.25
BOND YIELD:	3.894652%	TAX INV YIELD:	0.169290%

\$5,380,000  
Hammock Reserve Community Development District  
(Haines City, Florida)  
Special Assessment Bonds, Series 2020  
(Assessment Area One Project)  
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.894652%)
10/22/21		-1,780.00	-1,922.75
10/22/22		-1,830.00	-1,901.97
-----			
10/22/23	TOTALS:	-3,610.00	-3,824.72
-----			

ISSUE DATE: 10/22/20    REBATABLE ARBITRAGE: -3,824.72  
COMP DATE: 10/22/23  
BOND YIELD: 3.894652%

## SECTION VIII

# *Closed Security Discussion*

## SECTION IX

# SECTION C

# Hammock Reserve

## Field Management Report



January 03, 2023  
Marshall Tindall  
Field Services Manager  
GMS



# Complete

## Hurricane Review

- ✚ Post storm review was completed.
- ✚ Minor additional fence damage from Nicole.
- ✚ Amenity had no notable issues.



# Complete

## Amenity Review

- ✚ Vendors' maintenance of the facility areas has been satisfactory.
- ✚ Added lock and rules signage to dog park.
- ✚ Playground shade from Ian is not repairable. Pro Playgrounds has provided a replacement estimate.
- ✚ Proposal for camera system is ready for review.
- ✚ Massey has started contracted pest control service.





# Complete

## Landscape Review

- ✚ Landscaping work is good.
- ✚ Grass mowing has been consistent, and planters have been kept neat and clean.
- ✚ Flax lilies were all trimmed.
- ✚ Trees were replaced along new wall area.



# In Progress

## Hurricane Cleanup and Repairs

- ✚ Initial fence cleanup was completed.
- ✚ Mailbox lights were repaired.
- ✚ Repair and replacement of sections with damaged parts has begun and will be completed soon.





# Site Items

## Wall Damage

- ✚ Review of damaged perimeter wall for insurance claim.



# Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-346-2453, or by email at [mtindall@gmscfl.com](mailto:mtindall@gmscfl.com). Thank you.

Respectfully,  
Marshall Tindall

# SECTION 1

**Current Demands Electrical & Security Services, Inc.**

2315 Commerce Point Drive, Suite 100  
Lakeland, FL 33801  
(863) 583-4443  
service@currentdemands.com



## Estimate

**ADDRESS**

HAMMOCK RESERVE CDD  
6200 LEE VISTA BLVD, SUITE 300  
ORLANDO, FL 32822

**SHIP TO**

HAMMOCK RESERVE CDD  
3510 YARIAN DR  
HAINES CITY, FL 33844

**ESTIMATE**

DATE

GMS101022

10/10/2022

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
NORTHERN 16 CHANNEL NVR	NTH-N2NVR16POE4T ANIX KITS NTH-N2NVR16POE4T N2 SERIES, 16CH, H.265 NVR W/POE BUILT IT, 4TB, UP TO 8MPHDMI/VGA	1	614.73	614.73T
WD42PURZ	NORTHERN-WD42PURZ WD PURPLE 4TB HARD DISK DRIVE, SATA 6 GB/S 256MB CACHE INDIVIDUALLY BOXED	1	194.99	194.99T
MS9390 HV OUTDOOR VANDAL PANORAMIC CAMERA	VIVOTEK OUTDOOR, VANDAL PROOF8MP 180 PANORAMIC VIEW	1	1,365.02	1,365.02T
NORTHERN IP DOME N2IP4AFDSD	NORTHERN IP DOME VARIFOCAL - N2IP4AFD - N2 SERIES IP DOME 4MP, TRUE WDR, 256GB SD SLOT, 2.7-13.5, IP67, 100FT IR	1	218.31	218.31T
N2IP4D4MM	N2 SERIES 4MP IP DOME POE 4MM WDR 100' IR IN/OUT IP67/IK10	3	171.26	513.78T
N5ERWH1BX	24-4P UTP-RISER SOL BC CAT5E WHITE	1	174.02	174.02T
MISCELLANEOUS MATERIALS	MISCELLANEOUS: PIPE, STRAPS, FITTINGS, CONNECTORS, SHELF, ZIPTIES, SCREWS ETC.	1	100.00	100.00T
SERVICE CALL STANDARD	SERVICE CALL STANDARD	1	65.00	65.00
ACCESS/CAMERA LABOR	ACCESS/CAMERA LABOR	8	115.00	920.00

SUBTOTAL 4,165.85

TAX 0.00

**TOTAL \$4,165.85**

Accepted By

Accepted Date



## SECTION 2



Pro Playgrounds  
8490 Cabin Hill Road  
Tallahassee, FL 32311

## Quote

<b>Project Name</b>
Hammock Resv repl shade



Date	Estimate #
12/1/2022	17413

<b>Customer / Bill To</b>
Hammock Reserve CDD Governmental Mgmt Services Marshall Tindall 6200 Lee Vista Blvd. Ste 300

<b>Ship To</b>
1190 Prado Grande Haines City, FL 33844



**WE WILL BEAT ANY PRICE BY 5%!**

Item	Description	Qty	Cost	Total:
	Supply 30x30 fabric replacement, true blue			
	<b>**SHADE**</b>			
CSSD	Replacement fabric 30x30	1	4,340.00	4,340.00
CLR	Colors: True Blue			0.00
Shipping	Combined Shipping and Freight Charges	1	378.00	378.00
	<b>**RAW MATERIALS**</b>			
CPE	CA-3-6961 3/16 galv cable 696"	1	101.50	101.50
CPE	HWM0024 Cable clamps 3/16 forged steel, galv.	4	6.7325	26.93
LBR	Labor and Installation-one 30x30 fabric only to existing frame, cabling for cantilever one bay	1	1,500.00	1,500.00

### AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

**Subtotal:** \$6,346.43

**Sales Tax: (7.5%)** \$0.00

**Total:** \$6,346.43

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.

# SECTION D

# SECTION 1

*Item will be  
provided under  
separate cover.*

## SECTION 2

*Item will be  
provided under  
separate cover.*

## SECTION 3



## SECTION (a)

Requisition	Payee/Vendor		Amount
55	Wood & Associates Engineering	\$	1,575.00
56	Duke Energy	\$	51,714.05
57	Duke Energy	\$	10,046.41
58	Atlantic TNG, LLC	\$	11,894.00
59	Tucker Paving, Inc.	\$	385,976.15
	TOTAL	\$	461,205.61

SECTION (b)

Requisition	Payee/Vendor	Amount
57	Hammock Reserve Partners	\$ 1,326.00
58	Absolute Engineering, Inc.	\$ 14,672.87
59	Wood & Associates Engineering	\$ 1,500.00
60	Tucker Paving, Inc.	\$ 295,169.27
61	Danielle Fence	\$ 34,162.50
62	Hammock Reserve Partners	\$ 1,326.00
63	Absolute Engineering, Inc.	\$ 15,713.77
64	County Materials	\$ 35,553.60
65	Atlantic TNG, LLC	\$ 48,176.00
66	County Materials	\$ 1,800.00
67	Tucker Paving, Inc.	\$ 486,644.44
68	Hammock Reserve Partners	\$ 2,652.00
69	Absolute Engineering, Inc.	\$ 23,931.25
70	Hammock Reserve Partners	\$ 1,326.00
TOTAL		\$ 963,953.70